



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes City Council

Tuesday, January 14, 2025

9:00 AM

Community Hall Room 165 (Limited Seating)

[25-0008](#)

Instructions on How to Watch and/or Participate in the Meeting

CALL TO ORDER

Mayor Pachota called the meeting to order at 9:00 a.m.

ROLL CALL

Present: 6 - Mayor Nick Pachota, Ms. Joan Farrell, Vice Mayor Jim Boldt, Mr. Ron Smith, Mr. Rick Howard and Mr. Kevin Engelke

Absent: 1 - Mrs. Rachel Frank

ALSO PRESENT

City Attorney Kelly Fernandez, City Clerk Kelly Michaels, City Manager Ed Lavallee, Assistant City Manager James Clinch, Deputy City Clerk Toni Cone, Recording Secretary Amanda Hawkins-Brown, and for certain items on the agenda: Fire Chief Frank Giddens, Police Chief Andy Leisenring, Planning and Zoning Director Roger Clark, Planning Manager Amy Nelson, Planner Brittany Smith, Assistant City Engineer Jon Kramer, Building Official Derek Applegate, and Historical Resources Manager Harry Klinkhamer.

INVOCATION AND PLEDGE OF ALLEGIANCE

Clerk Michaels offered the Invocation followed by the Pledge of Allegiance led by Sarasota County Sheriff Kurt Hoffman.

I. RECOGNITION

[25-0009](#)

Swearing In: Police Chief Andy Leisenring

City Clerk Kelly Michaels performed this swearing in.

Recess was taken from 9:10 a.m. until 9:20 a.m.

[25-0010](#)

Swearing In Firefighter/EMT Jorge Lopez

City Clerk Kelly Michaels performed this swearing in.

- [25-0011](#) Swearing In Firefighter/Paramedic Ryan Hinz
City Clerk Kelly Michaels performed this swearing in.
- [25-0012](#) 5-Year Service, Samantha Lobsinger, Firefighter/Paramedic
Ms. Lobsinger was not in attendance and will be recognized privately.
- [25-0013](#) 5-Year Service Award, Donald Morrell, Firefighter/Paramedic
Mr. Morrell was not in attendance and will be recognized privately.
- [25-0014](#) 5-Year Service Award, Barry Spinweber, Firefighter/Paramedic
Assistant City Manager Clinch and Fire Chief Giddens performed this recognition.
- [25-0015](#) 5-Year Service Award, Ruth Ann Unruh, Firefighter/Paramedic
Assistant City Manager Clinch and Fire Chief Giddens performed this recognition.
- [25-0016](#) 5-Year Service Award, Paul Lauffer, Firemedic
Assistant City Manager Clinch and Fire Chief Giddens performed this recognition.
- Recess was taken from 9:33 a.m until 9:45 a.m.

II. AUDIENCE PARTICIPATION will be limited to one hour.

Kyle Russo, 705 Guild Drive, expressed concerns regarding the proposed hotel development, property values, traffic, and noise.

III. CONSENT SECTION:

A motion was made by Mr. Howard, seconded by Vice Mayor Boldt, to approve items on the Consent Section. The motion carried unanimously by voice vote.

A. CITY CLERK

- [25-0017](#) Minutes of the December 10, 2024 Regular Meeting
These minutes were approved on the Consent Section.
- [25-0018](#) Nominate Lloyd Weed to Serve as the City of Venice Representative on the Sarasota County Parks Advisory Recreation Council (PARC) to Complete the Unexpired Term of John Hinshaw from January 14, 2025 to September 30, 2026
This appointment was approved on the Consent Section.

B. CITY MANAGERHuman Resources[25-0025](#)

Approve Memorandum of Understanding Between the City of Venice and the International Association of Firefighters (IAFF) Local Chapter 2546 for the New EMS Supervisor Position

This item was approved on the Consent Section.

IV. ITEMS REMOVED FROM CONSENT

There were none.

V. PUBLIC HEARINGS**A. QUIT CLAIM DEED AND SETTLEMENT AGREEMENT**[25-0019](#)

Authorize the Mayor to Execute the Quit Claim Deed and Settlement Agreement Conveying a Portion of City-Owned Property Located at 3560 Laurel Road East, and a Portion of Land Located within the Public Right-of-Way, to Sarasota County for the Widening of East Laurel Road

Mayor Pachota opened the public hearing.

Assistant City Engineer Kramer answered Council questions regarding frontage and environmental studies, stating the Laurel Road widening is managed by Sarasota County, they have had studies done, and have approval to construct.

There were no written communications.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, that Item No. 25-0019 be approved.

Discussion took place regarding environmental issues, financial concerns, and need for the widening.

The motion carried by the following electronic vote:

Yes: 5 - Mayor Pachota, Vice Mayor Boldt, Mr. Smith, Mr. Howard and Mr. Engelke

No: 1 - Ms. Farrell

Absent: 1 - Mrs. Frank

B. ORDINANCES - FIRST READING[ORD. NO.
2025-01](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, by Amending Table 2.3.5.2, South Trail Areas of Unique Consideration, Pursuant to Text Amendment Petition No. 24-29AM, by Allowing the Assisted Living Units to be Converted to Independent Living Units at a Specified Ratio; Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Mayor Pachota opened the public hearing.

Clerk Michaels read the ordinance by title only.

There were no written communications.

There was no public comment.

Planner Brittany Smith provided a presentation to include the request, general information, existing text, proposed text, planning analysis, comprehensive plan consistency, land development code compliance, and conclusions and findings of facts.

Annie Boone, Agent for Applicant, provided a presentation to include an overview of Village on the Isle (VOTI), approved site and development plan, proposed text amendment language, density amendment, and current density requirements, no technical review committee issues, requested approval, and answered Council questions regarding the number of cottages removed, concern regarding residents response, and being able to comply due to turnover.

Kathy Rogers Chief Financial Officer, VOTI, answered a Council question regarding the bond issuance stating they had sold very successfully, and there was natural attrition with the cottages that were removed.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Ordinance No. 2025-01 be approved on first reading and scheduled for final reading.

Discussion took place regarding concerns about the order of approvals, and the Land Development Regulations (LDR) being amended for one entity.

City Attorney Fernandez stated the site plan that was approved was able to move forward regardless of the outcome of this item.

The motion carried by the following electronic vote:

Yes: 4 - Mayor Pachota, Vice Mayor Boldt, Mr. Howard and Mr. Engelke

No: 2 - Ms. Farrell and Mr. Smith

Absent: 1 - Mrs. Frank

[ORD. NO.](#)
[2025-02](#)

An Ordinance of the City of Venice, Florida, Amending the Code of Ordinances, Chapter 87, Land Development Code, Table 1.1., Summary of Decision Authority by Application Types, Table 1.2., Summary of Application Types with Administrative Approvals, Section 1.7.3, Planned District Zoning Amendments, and Section 1.7.4., Decision Criteria, Pursuant to Text Amendment Petition No. 24-54AM, to Revise and Clarify the Requirements for Planned Unit Development (PUD) Amendment Applications; Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Mayor Pachota opened the public hearing

Clerk Michaels read the ordinance by title only.

There were no written communications.

Council declined a staff presentation.

Dan McBride, 678 Bird Bay Drive West, spoke regarding open space and in favor of the ordinance.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Howard, seconded by Vice Mayor Boldt, that Ordinance No. 2025-02 be approved on first reading and scheduled for final reading.

Discussion took place regarding the language, first and last buyer being protected equally, the language originally proposed, net developable land, and unified control.

The motion carried by the following electronic vote:

Yes: 4 - Mayor Pachota, Vice Mayor Boldt, Mr. Howard and Mr. Engelke

No: 2 - Ms. Farrell and Mr. Smith

Absent: 1 - Mrs. Frank

Recess was taken from 10:30 a.m. until 10:40 a.m.

ORD. NO.
2025-03

An Ordinance of the City of Venice, Florida, Providing an Annual Update of the Five-Year Capital Improvement Schedule for Fiscal Years 2025-2029 Including a Long-Range Schedule of Capital Improvements for Years 2030-2034 Contained in the Appendix of the City of Venice 2017-2027 Comprehensive Plan; Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Mayor Pachota opened the public hearing.

Clerk Michaels read the ordinance by title only.

There were no written communications.

Assistant City Manager Clinch explained the difference between the Capital Improvement Program (CIP) and the Capital Improvement Schedule (CIS), stating the CIS is required by state statute and the Comprehensive Plan, includes all projects in the City for the next five years including State and County projects, and is a planning document, not a funding document.

The CIP includes our projects the City will fund.

Planning and Zoning Director Clark addressed level of service designations.

Discussion took place regarding level of service (LOS) designations, stormwater, Deertown Gully, Hatchett Creek, Flamingo Ditch, priorities versus funding documents, Chuck Reiter Park, Pinebrook Road, and Capri Isles.

Assistant City Engineer Jon Kramer addressed Deertown Gully and Hatchett Creek maintenance.

Planning and Zoning Director Clark responded to a Council question regarding traffic counts for Capri Isles Boulevard.

There was no public comment.

Mayor Pachota closed the public hearing.

A motion was made by Vice Mayor Boldt, seconded by Mr. Engelke, that Ordinance No. 2025-03 be approved on first reading and scheduled for final reading. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Mr. Smith, Mr. Howard and Mr. Engelke

Absent: 1 - Mrs. Frank

ORD. NO.
2025-04

An Ordinance of the City of Venice, Florida, Amending the 2017-2027 City of Venice Comprehensive Plan Future Land Use Map and Associated Pages Pursuant to Petition No. 24-04CP by Changing the Future Land Use Designation on a Portion of the Property Located at 705 South Tamiami Trail from High Density Residential (HDR) to Mixed Use Corridor (MUC); Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date

Mayor Pachota opened the public hearing.

Clerk Michaels read the ordinance only.

Communications were provided in advance.

Planner Brittany Smith provided a presentation to include the request, general information, project description, aerial map, existing and proposed conditions, future land use map, proposed future land use map, zoning map, site photo, surrounding land uses, planning analysis, comprehensive plan consistency, land development code compliance, conclusions and findings of fact, and answered Council question regarding future land use enclaves and stated it has annexed into the City and still has County zoning designation, high density residential, uses being similar, and current zoning allowances.

Planning and Zoning Director Clark noted density is being reduced, it is a new proposed land use, and building height being addressed in the rezone application.

City Attorney Fernandez stated Council needs to consider if they are comfortable with the portion not currently mixed use corridor (MUC) becoming MUC versus remaining high density residential.

Discussion took place on future land use, the code, mixed use corridor, height, and zoning.

Marty Black, Agent for Applicant, provided a presentation to include site aerial map, surrounding area, future land use and zoning, noting the current Sarasota County zoning, existing development standards, proposed development standards, graphic representation, buffer graphic, proposed binding stipulations, and answered Council questions regarding development of a hotel on the front and multi-family or accessory uses in the back, total land area, entitlements, high density residential, and how standards should be applied.

Discussion continued regarding the stipulations in the rezoning ordinance, if approved, and only being changed if a request was approved by Council.

David Gress, 825 Guild Drive, expressed concerns about proposed zoning changes especially LU-1, residents being disturbed, and property values.

Liz Gifford, 709 Guild Drive, spoke on preferring high density residential over multi-use/hotel, and changes since the applicant workshop.

Mayor Pachota closed the public hearing.

A motion was made by Mr. Engelke, seconded by Vice Mayor Boldt, that Ordinance No. 2025-04 be approved on first reading and scheduled for final reading.

Discussion took place regarding the back lots being moved to mixed use corridor, not changing future land uses, Land Development Regulations, Comprehensive Plan, and zoning.

Discussion continued regarding the parcels, County zoning land use options, frontage, lowering density, property rights, and concern for the citizens in the area.

The motion tied by the following electronic vote:

Yes: 3 - Mayor Pachota, Vice Mayor Boldt and Mr. Engelke

No: 3 - Ms. Farrell, Mr. Smith and Mr. Howard

Absent: 1 - Mrs. Frank

Per City Code, Sec. 2-72(c), the hearing will be automatically continued to the January 28, 2025 meeting.

Recess was taken from 11:54 a.m. to 1:30 p.m.

[ORD. NO.
2025-05](#)

An Ordinance Amending the Official Zoning Atlas of the City of Venice, Florida, Pursuant to Zoning Map Amendment Petition No. 24-05RZ, to Change the Zoning Designation on a Portion of the Property Located at 705 South Tamiami Trail (1.44 ± Acres), from Residential, Multi-Family 3 (RMF-3) to South Trail Area 2 (ST-2); Providing for Repeal of all Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-judicial)

Mayor Pachota announced this is a quasi judicial proceeding and opened the public hearing.

Clerk Michaels read the ordinance by title only.

City Attorney Fernandez questioned Council Members concerning ex-parte communications and conflicts of interest.

There were no conflicts of interest.

Mr. Engelke, Mr. Smith, Vice Mayor Boldt, and Mayor Pachota disclosed site visits and attendance at the Planning Commission hearing. Mr. Howard disclosed a site visit only.

Planner Brittany Smith, being duly sworn, provided a presentation to include general information, project description, aerial map, existing and proposed conditions, current future land use map, zoning map, proposed zoning map, site photo, surrounding land uses, planning analysis, comparison of existing and proposed zoning, comprehensive plan consistency, conclusions and findings of fact, land development code compliance, and concurrency and mobility.

Marty Black, Agent, being duly sworn, provided a presentation to include, Development Standards Tables, existing development standards, proposed development standards, future land use and zoning, proposed binding stipulations, and requested continuance.

A motion was made by Vice Mayor Boldt, seconded by Mr. Howard, to continue the hearing to the January 28, 2025 City Council meeting.

City Attorney Fernandez responded to a Council question, stating the Property Appraiser's website shows one parcel, but there are two separate zoning designations for the front and back half of the parcel.

The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Mr. Smith, Mr. Howard and Mr. Engelke

Absent: 1 - Mrs. Frank

VI. NEW BUSINESS

A. ORDINANCES

[ORD. NO. 2025-06](#)

An Ordinance Amending City of Venice Ordinance No. 2024-25, Which Adopted the Official Budget of the City of Venice, Florida for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; by Increasing the Total Revenue by \$398,928 and Total Expenditures by \$398,928; and Providing an Effective Date

Clerk Michaels read the ordinance by title only.

There was no public comment.

A motion was made by Mr. Engelke, seconded by Mr. Howard, that Ordinance No. 2025-06 be approved on first reading and scheduled for final reading. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Mr. Smith, Mr. Howard and Mr. Engelke

Absent: 1 - Mrs. Frank

B. RESOLUTIONS

[RES. NO. 2025-01](#)

A Resolution by the City of Venice, Florida, Approving a 100 Percent Ad Valorem Tax Exemption for Ten Years for Qualified Improvements to the Property Located at 640 W. Venice Avenue Listed in the Local Register of Historical Resources; and Providing an Effective Date

Clerk Michaels read the resolution by title only.

There was no public comment.

A motion was made by Mr. Smith, seconded by Vice Mayor Boldt, that Resolution No. 2025-01 be approved and adopted. The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Mr. Smith, Mr. Howard and Mr. Engelke

Absent: 1 - Mrs. Frank

C. COUNCIL ACTION/DISCUSSION

[25-0020](#)

Request the Appropriate Charter Officer to Provide a Staff Report on the Memorial Plaque Naming all 52 Families of the Blackburn Quarters (Ms. Farrell)

Ms. Farrell introduced the topic.

Historical Resources Manager Harry Klinkhammer provided an updated memo in the agenda packet, and noted since the memo parameters have changed to include recognizing all of those that lived in Blackburn Quarters. Research on the pricing has ranged from \$7,500 for a plaque, up to \$10,000 for a civic memorial.

Assistant City Manager Clinch noted the scope of the project has changed and a proposal will be coming back to Council.

Discussion took place about options for materials, size needed for the civic memorial, and the number of families' names.

[25-0021](#)

Request the Appropriate Charter Officer to Provide a Staff Report on Vendors and Pricing to Consult on New Shoreline Protection Techniques as Passed by City Council on April 23, 2024, Following the Presentation by Mara Skadden of the Marine Resources Council (Ms. Farrell)

Ms. Farrell provided an introduction.

Assistant City Manager Clinch stated the City Engineer identified a limited

number of locations the City has control over, West Coast Inland Navigation District (WCIND) has the majority of control, they are navigation based, mangroves in place in certain locations, private properties along the coast line, limited control to make enhancements there and there are many seawalls, and the Tarpon Center project.

Ms. Farrell added additional comments on sandbars and mangroves, and recommended partnerships with private land owners, WCIND, Coastal Heartland National Estuary Partnership (CHNEP).

[25-0022](#)

Permission to Send a Letter Signed by the Mayor, Council Members, and the Chief Building Official, Requesting a FEMA Exemption for Health and Safety to Specifically Include Air Conditioning (Ms. Farrell)

Ms. Farrell introduced the topic.

A motion was made by Mr. Smith, seconded by Vice Mayor Boldt, to direct the Mayor, on behalf of City Council, to write a letter to the Federal Emergency Management Agency (FEMA) requesting that they consider a FEMA exemption for health and safety to specifically include air conditioning.

Discussion took place regarding citizen concerns, contentious issue, staff following rules, examples of resident issues, and emergency exemptions.

Building Official Applegate answered a Council question stating there is nothing in the building code that dictates air conditioning. Units being inundated with water requires replacement of condensing units.

Discussion took place about flooding, regulations, requirements, a request to provide the FEMA regulations regarding this to council members.

Discussion continued regarding the 50% rule application, and equipment.

Assistant City Manager Clinch commented on FEMA audits, other communities being penalized, and encouragement to follow the rules and regulations.

Discussion took place regarding sending requests on City letterhead, drawing attention to the issue, and ventilation always being enforced.

Assistant City Manager Clinch commented on potential negative situations if homeowners were allowed to replace air conditioning and then having to apply the 50% rule after the expense of replacing the air conditioning.

Discussion ensued regarding health and safety exemptions.

The motion carried by the following electronic vote:

Yes: 6 - Mayor Pachota, Ms. Farrell, Vice Mayor Boldt, Mr. Smith, Mr. Howard and Mr. Engelke

Absent: 1 - Mrs. Frank

[25-0023](#)

Discuss Board Appointment Selection Process (Mayor Pachota)

Mayor Pachota introduced the topic.

A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to direct staff to draft an amended resolution mirroring the Sarasota County Advisory Board selection process and return it to Council by the next meeting.

Discussion took place regarding doing more research on what other municipalities are doing, clarification for the proposed process, concerns for current ranking process, applicant pool, need for more transparency, consideration of applicants experience, and decision not impacting current rankings in process.

The motion carried by the following electronic vote:

Yes: 4 - Mayor Pachota, Vice Mayor Boldt, Mr. Howard and Mr. Engelke

No: 2 - Ms. Farrell and Mr. Smith

Absent: 1 - Mrs. Frank

[25-0024](#)

Appointment of Four Members to the Planning Commission to Serve a Term from February 1, 2025 to January 31, 2028 (Mrs. Frank and Mayor Pachota Requested to Keep the Application Pool Open)

A motion was made by Mayor Pachota, seconded by Vice Mayor Boldt, to appoint Jerry Jasper, Pam Schierberg, Richard Hale, and Bill Willson to the Planning Commission to serve a term from February 1, 2025 to January 31, 2028.

Discussion took place regarding utilizing the ranking totals, benefits of board member turn over, matching applicant experience to boards, reasons why Council member do not rank, how the current ranking process was developed, and consideration of protecting applicants from public scrutiny.

The motion carried by the following electronic vote:

Yes: 4 - Mayor Pachota, Vice Mayor Boldt, Mr. Howard and Mr. Engelke

No: 2 - Ms. Farrell and Mr. Smith

Absent: 1 - Mrs. Frank

VII. CHARTER OFFICER REPORTS

City Attorney

City Attorney Fernandez had no report.

City Clerk

Deputy Clerk Cone had no report.

City Manager

Assistant City Manager Clinch provided an update on the Lord Higel House, and Council Chamber renovations.

VIII. COUNCIL REPORTS***Council Member Frank***

Mrs. Frank was absent.

Council Member Howard

Mr. Howard reported on the Coastal Advisory meeting, and police and fire dive team funding.

Council Member Engelke

Mr. Engelke had no report.

Council Member Farrell

Ms. Farrell inquired about the joint meeting with Sarasota County.

Council Member Smith

Mr. Smith reported on the Planning Commission meeting.

Vice Mayor Boldt

Vice Mayor Boldt had no report.

Mayor Pachota

Mayor Pachota shared updates on attendance at the Hanukah Festival, the Council of Governments meeting, the upcoming art and craft festivals, observation of Martin Luther King, Jr. Day, the City Centennial website page, and offered a moment of silence for the victim of Saturday's traffic fatality.

IX. AUDIENCE PARTICIPATION

Jeffrey Boone, P.O. Box 1596, requested amendment to quasi judicial procedures.


Debbie Gericke, 146 Bella Vista Terrace, spoke on the Planning Commission appointments, and Council members working together.

Marty Dover, 512 W Venice Avenue, spoke on meeting decorum and civility.

X. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 3:29 p.m.

ATTEST:


Nick Pachota (Jan 29, 2025 14:34 EST)

Mayor - City of Venice


City Clerk









Meeting Minutes

Final Audit Report

2025-01-30

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